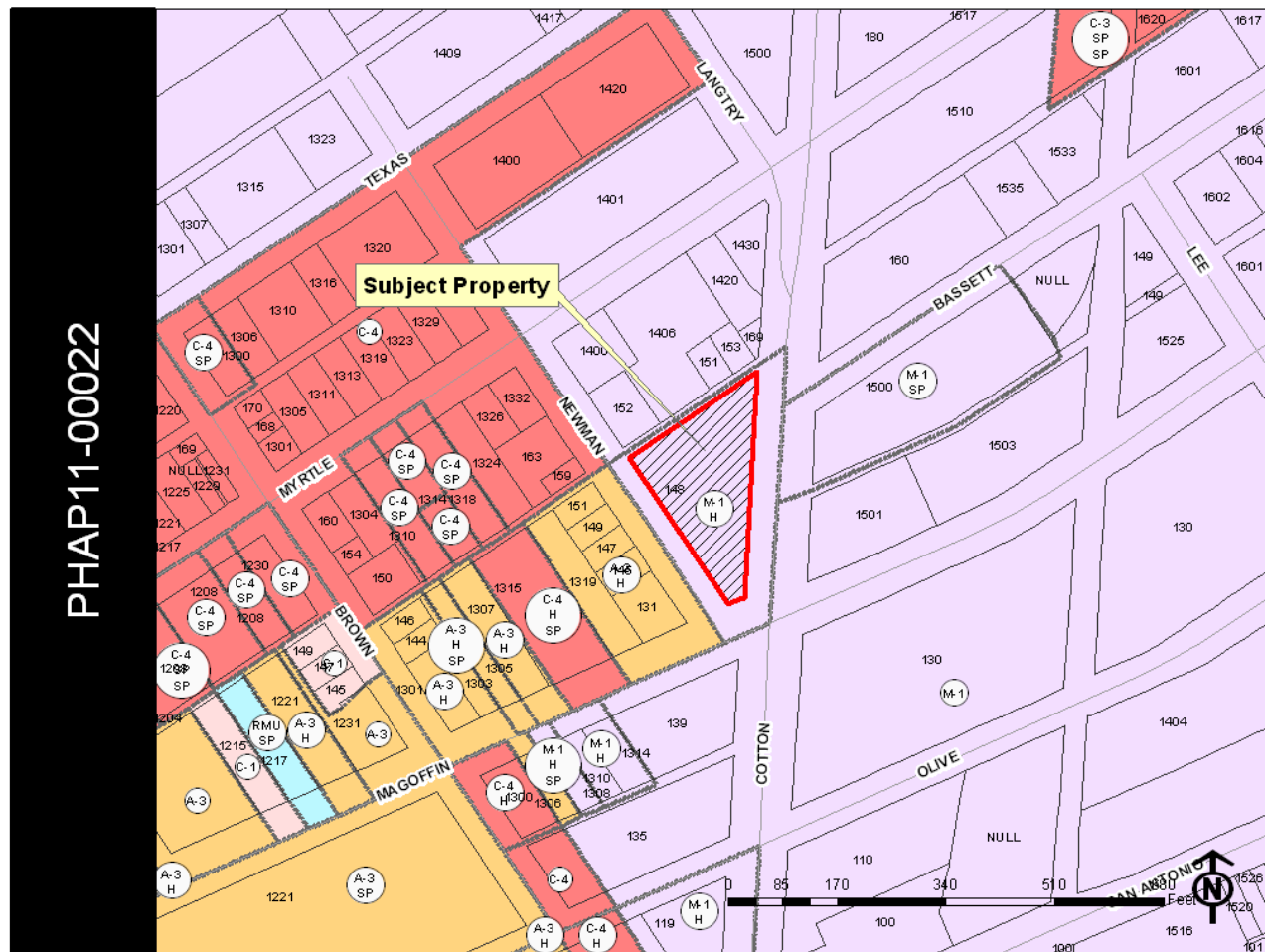




PHAP11-00022

Date: June 19, 2012
Application Type: Certificate of Appropriateness (Reconsideration)
Property Owner: Sisters of Perpetual Adoration
Representative: Alvaro Loya
Legal Description: Being 33 Franklin Heights 17 To 26 (All Of Blk S Of Alley), City of El Paso, El Paso County, Texas
Historic District: Magoffin
Location: 148 Newman
Representative District: #8
Existing Zoning: M-1/H
Year Built: c. 1908
Historic Status: Landmark
Request: Partial demolition and new construction.
Application Filed: 6/09/2012
45 Day Expiration: 7/24/2012

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Reconsideration of a previously approved certificate of appropriateness for partial demolition and new construction

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Guidelines recommend the following:

- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

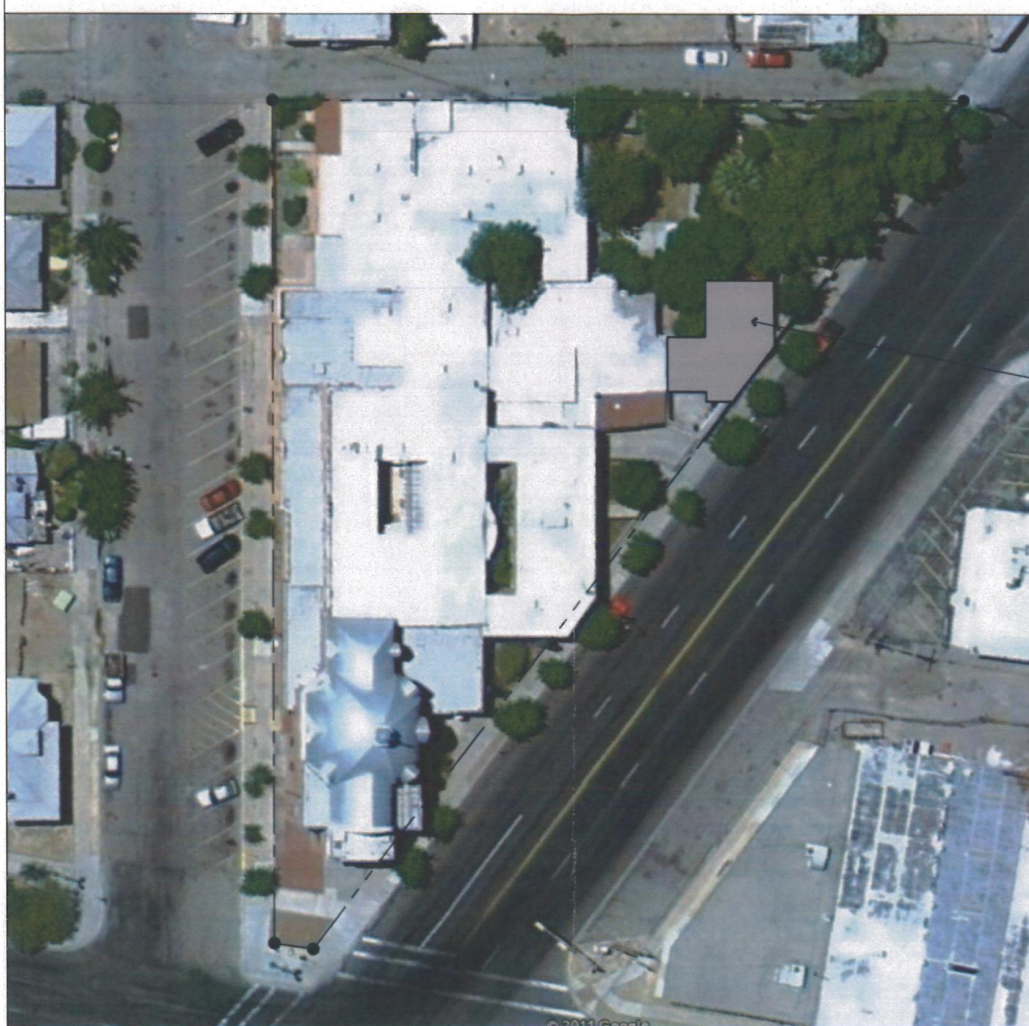
- New additions will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

AERIAL MAP

PHAP11-00022



SITE PLAN

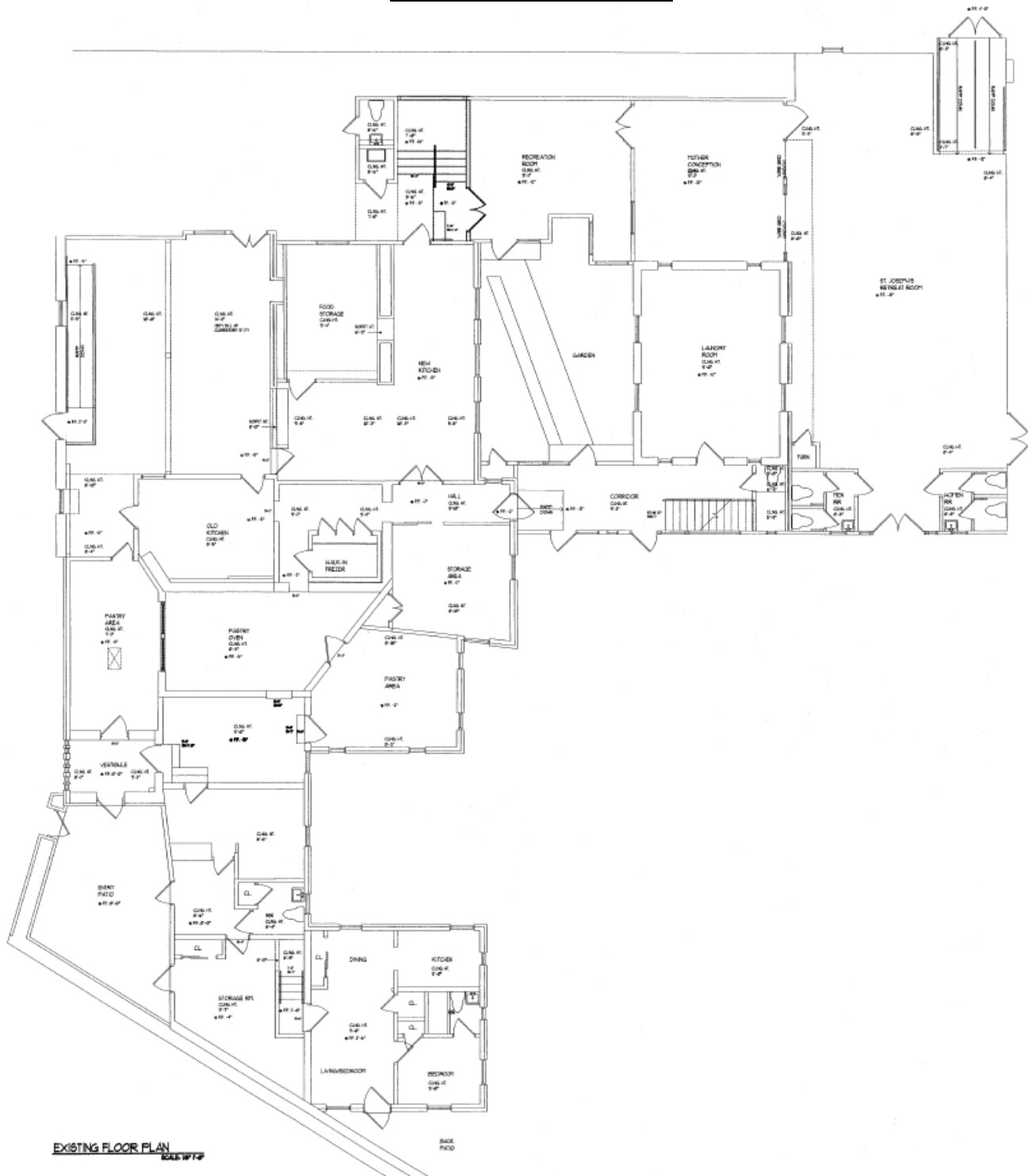


AREA TO BE REMODEL

SITE PLAN

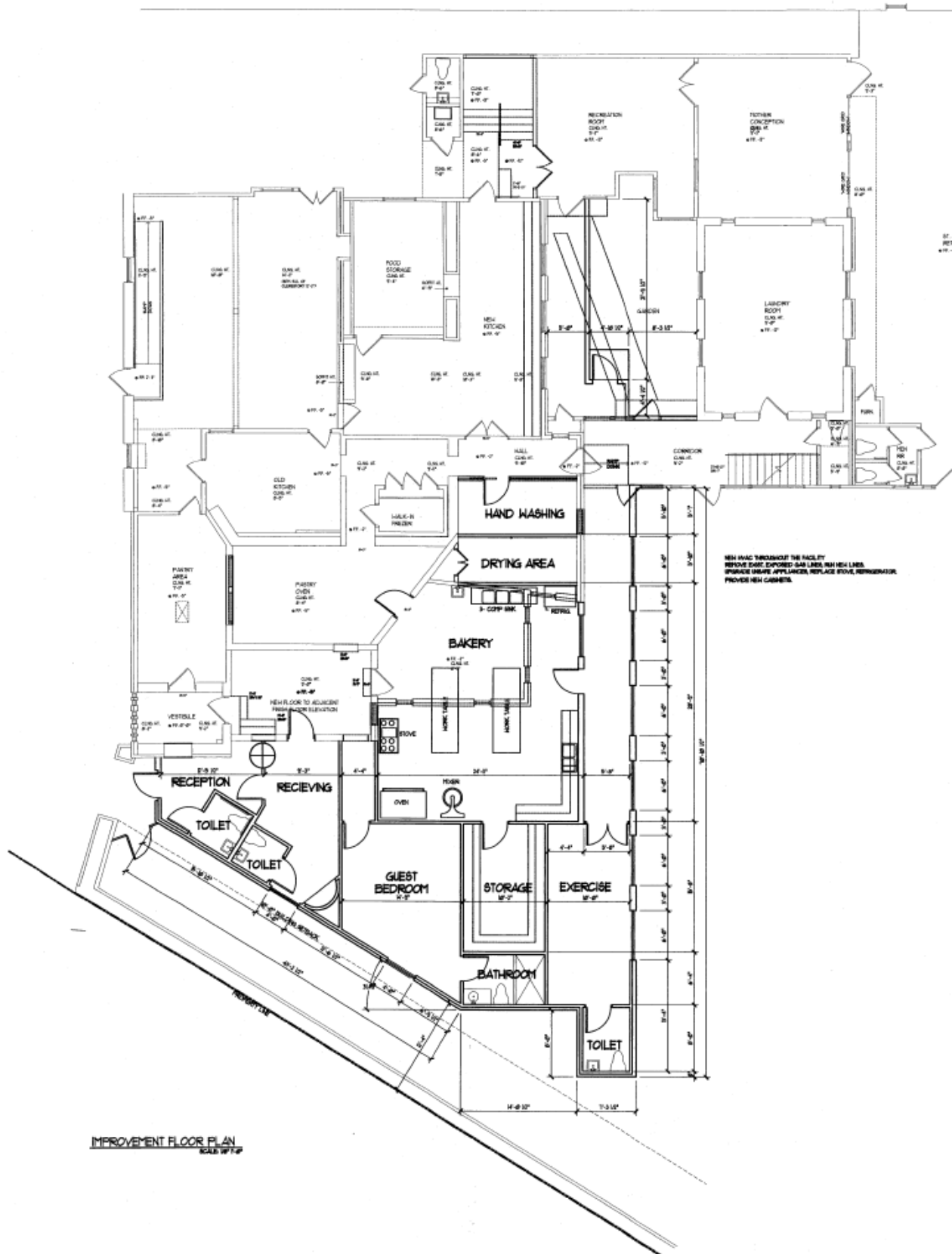
SCALE : 1" = 20'-0"

EXISTING FLOORPLAN

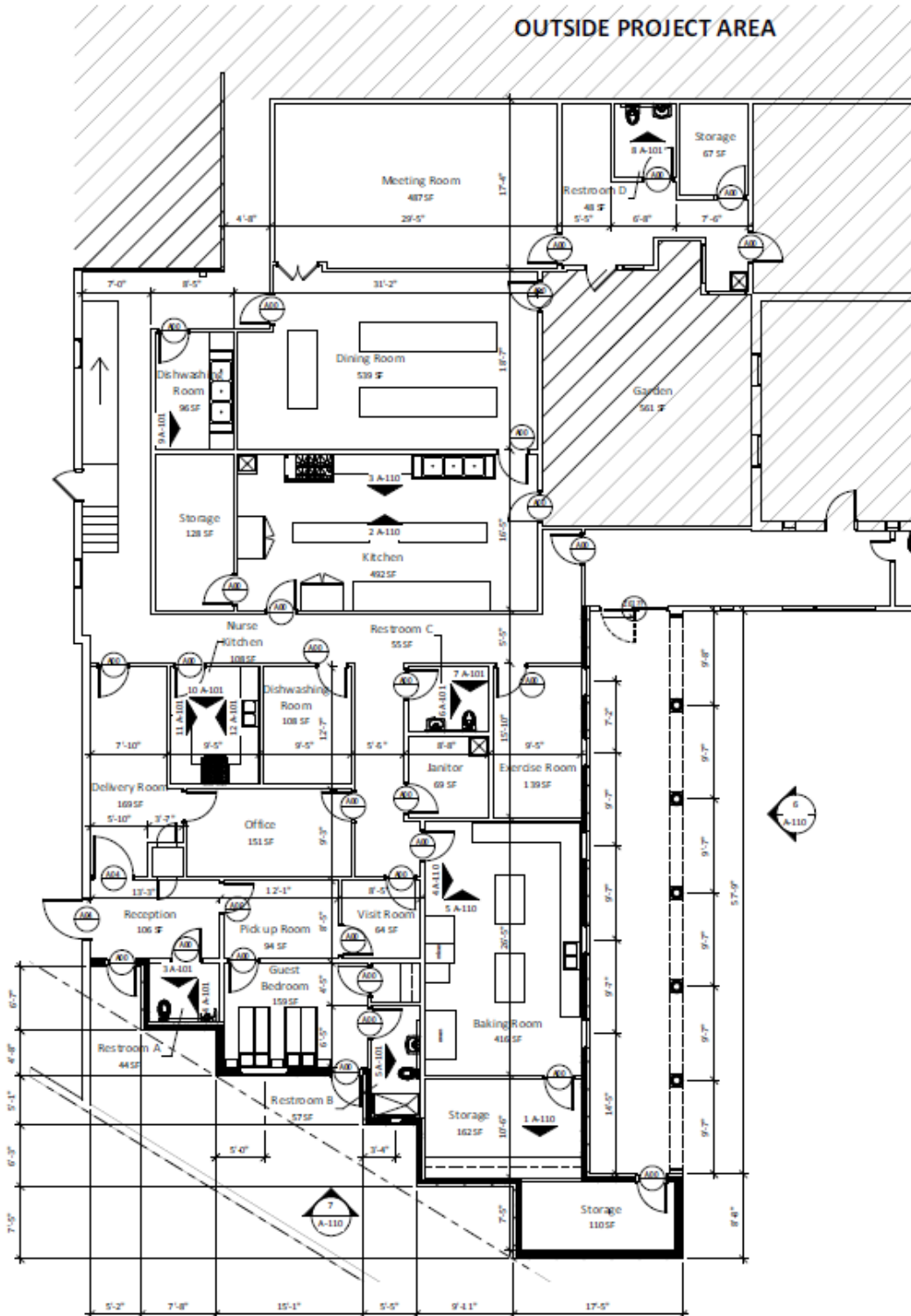


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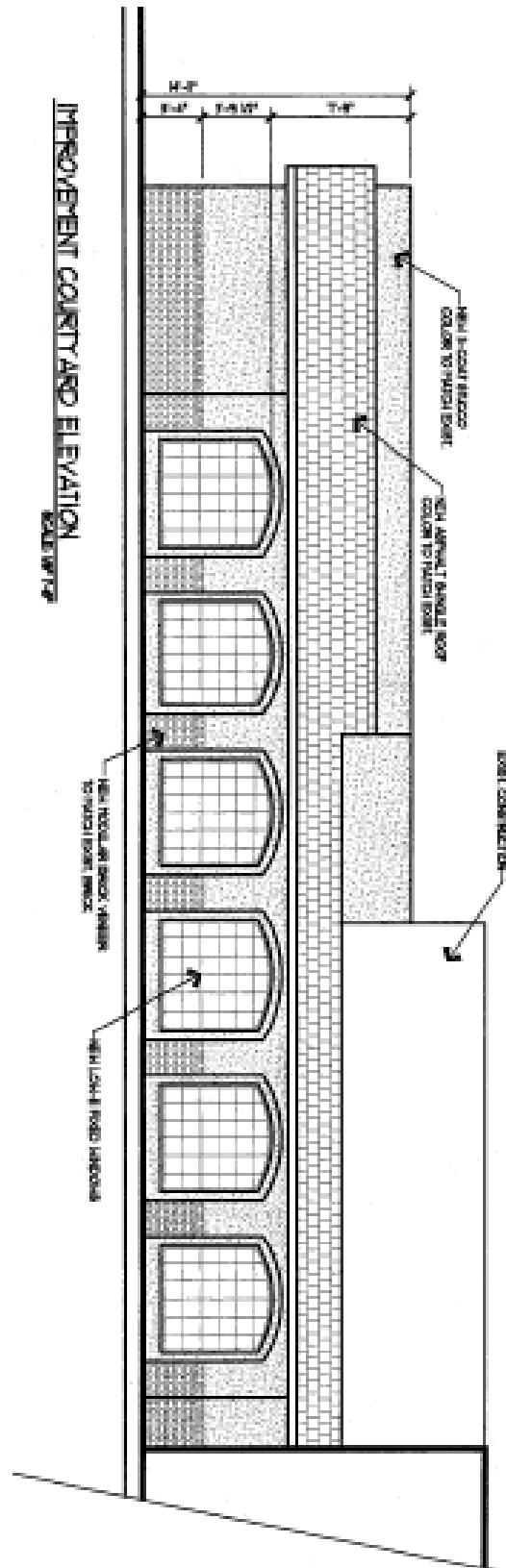
PREVIOUSLY APPROVED ADDITION



REVISED ADDITION



PREVIOUSLY APPROVED ELEVATION



REVISED ELEVATIONS

